ATTACHMENT J10

Stewart IAP (ANG) Electric Distribution System

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J10 Stewart IAP (ANG) Electric Distribution System

J10.1 Stewart IAP (ANG) Overview

Stewart IAP (ANG) is located in Newburgh, New York. It's home to the 105th Airlift Wing whose mission is to provide peacetime and wartime inter-theater airlift operations using the C-5A "Galaxy" cargo aircraft. Newburgh is approximately 100 miles due south of Albany, the capital of New York State. The base encompasses 267 acres and contains 36 buildings, amounting to approximately 757,000 square feet. There is no family or transient housing. The day-to-day base population is approximately 660 personnel; however, one weekend each month the population surges to1600 in response to Air National Guard drills.

J10.2 Electric Distribution System Description

J10.2.1 Electric Distribution System Fixed Equipment Inventory

The Stewart IAP (ANG) electric distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, transformers, circuits, protective devices, utility poles, ductbanks, switches, street lighting fixtures, and other ancillary fixed equipment. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the electric distribution system privatization are:

- Airfield lighting
- Parking lot area lighting
- Street lighting
- Emergency backup generators

J10.2.1.1 Description

The Stewart IAP (ANG) Electrical Distribution System is Delta configured and distributed at 13,200 volts. The system is 100% underground and includes approximately 15,100 linear feet of wire in

PVC ductile (thin walled) concrete encased conduit. The system wiring was installed in 1986. There are 20 pad mounted transformers that range from 25 to 1500 kVA installed between 1986 to 1993. There are 41 pre-cast concrete electrical manholes that support the underground circuits that are approximately 7 feet deep.

Electrical power enters the base at a single point at the south perimeter fence near Building 109. From that point, it runs underground to Building 109 which contains the point of demarcation between the utility provider and the successful offeror. Stewart IAP (ANG) has no power generation capabilities except for emergency backup generators. These emergency backup generators do not fall within the scope of this utility privatization contract.

J10.2.1.2 Inventory

Table 1 provides a general listing of the major electric distribution system fixed assets for the Stewart IAP (ANG) electric distribution system included in the sale.

TABLE 1
Fixed Inventory
Electric Distribution System Stewart IAP (ANG)

Item	Size	Quantity	Unit	Approximate Year of Construction
Underground Circuits	3ph, 3w, 15KV copper	15128	LF	1986
Underground conduits (concrete encased ductbanks)	(4) 5" PVC	14918	LF	1986
1ph, Oil filled, Pad Mtd. Transformers	25 kVA	1	EA	1986
3ph, Oil filled, Pad Mtd. Transformers	75 kVA	1	EA	1988
3ph, Oil filled, Pad Mtd. Transformers	150 kVA	1	EA	1988
3ph, Oil filled, Pad Mtd. Transformers	150 kVA	1	EA	1992
3ph, Oil filled, Pad Mtd. Transformers	225 kVA	1	EA	1988
3ph, Oil filled, Pad Mtd. Transformers	300 kVA	1	EA	1990
3ph, Oil filled, Pad Mtd. Transformers	500 kVA	2	EA	1988
3ph, Oil filled, Pad Mtd. Transformers	500 kVA	1	EA	1990
3ph, Oil filled, Pad Mtd. Transformers	750 kVA	4	EA	1988
3ph, Oil filled, Pad Mtd. Transformers	750 kVA	1	EA	1990
3ph, Oil filled, Pad Mtd. Transformers	750 kVA	1	EA	1993
3ph, Oil filled, Pad Mtd. Transformers	1000 kVA	1	EA	1988
3ph, Oil filled, Pad Mtd. Transformers	1000 kVA	1	EA	1989
3ph, Oil filled, Pad Mtd. Transformers	1500 kVA	2	EA	1988
3ph, Oil filled, Pad Mtd. Transformers	1500 kVA	1	EA	1990

Item	Size	Quantity	Unit	Approximate Year of Construction
Secondary Meters	Small	21	EA	1988
Manholes, Pre-cast concrete	5'x 5' x 7'	41	EA	1988

AWG = American Wire Gauge
EA = each
LF = linear feet
Nom kVA = nominal kilovolt-amperes
ph – phase
V = volts
w = wire

J10.2.2 Electric Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

NONE

TABLE 2
Spare Parts
Electric Distribution System Stewart IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Electric Distribution System Stewart IAP (ANG)

Description	Quantity	Location	Maker
None			

J10.2.3 Electric Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Electric Distribution System Stewart IAP (ANG)

Qty	Item	Description	Remarks
1	CD ROM Disk	Base Electrical Comprehensive Plan	Drawings of each individual facility are also included on the CD ROM

J10.3 Specific Service Requirements

The service requirements for the Stewart IAP (ANG) electric distribution system are as defined in the Section C *Description/Specifications/Work Statement.*

J10.4 Current Service Arrangement

- Current Provider: Central Hudson Gas and Electric Company
- Annual Usage: 10,002,900 kWh
- Monthly Usage Fluctuations: High: 1,005,000 kWh; Low: 711,000 kWh.

J10.5 Secondary Meters

J10.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J10.6 below.

TABLE 5
Existing Secondary Meters
Electric Distribution System Stewart IAP (ANG)

Meter Location	Meter Description
Building 100	GE 701X1G221 – 1988
Building 101	GE 70X14G18 –1987
Building 102	Westinghouse Type: D5B-8FM –1990
Building 105	Westinghouse Type: D5B-8FM –1988
Building 106	GE 734X2G1 –1992
Building 107	GE 702X27648 –1989
Building 108/109	Kinney 700X64G2 –1988
Building 200	GE 30EMS7330M25 –1988
Building 202	Transdata 30EMS7330M25 –1988

Building 203	Westinghouse D4B-8F –1988
Building 204	GE 701X2G5 –1988
Building 207	GE –1990
Building 208	GE 700X67G9 –1990
Building 220	GE 700X92G22 –1988
Building 300	GE 700X67G228 –1990
Building 301	GE 703X67G30 –1993
Building 302	Transdata 30EMS7330M25A –1988
Building 303	GE 700X67G10 –1990
Building 403	Westinghouse D4B-8FM –1988
Building 415	Vectron - 1990
Building 500	Dangano S5DS –1988

J10.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J10.6 below.

TABLE 6
New Secondary Meters
Electric Distribution System Stewart IAP (ANG)

Meter Location	Meter Description
None	

J10.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to the person identified at time of contract award.

J10.7 Energy Saving Projects

IAW Paragraph C.3 Requirement, the following projects have been implemented on the distribution system by the Government for energy conservation purposes. None

J10.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Stewart IAP (ANG) boundaries.

J10.9 Off-Installation Sites

No off-installation sites are included in the sale of the Stewart IAP (ANG) electric distribution system.

J10.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Electric Distribution System Stewart IAP (ANG)

Location	Description
None	

J10.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Stewart IAP (ANG) electric distribution system. If the system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Electric Distribution System Stewart IAP (ANG)

Project Location	Project Description
None	